

**Testimony in FAVOR of HB5511 with exception
and ENFORCEABLE laws to protect the
rights of property owners in Connecticut
Condominiums by L. Davis**

HB5511 - Section 47-261e should remain unchanged from the existing law. Removing the existing language of Section 47-261e (e). Further, the board should be compelled to use special assessment funds for the exact reasons under which they were approved by the unit owners. In our community, it is alleged that the board, after overthrowing previous board where a large assessment was passed, used the funds to acquire cameras, computer equipment, office machinery, Internet and cable services, etc. Not only was the owners' approved purpose of that assessment misused, but also board failed to permit unit owners to consider or vote on such unneeded items – despite the fact that bylaws require such approval.

Much needs to change on how assessments are presented to owners, approved and used. Here, it appears that the board's acquiring of a near \$2 million "line of credit" loan was "approved" without so much as any real bid. Board manipulated owners and set themselves up as dictators declaring that they "are in charge now".

Unit owners need ENFORCEABLE LAWS to protect them from the misconduct of its board officers as well as the hired property managers. Board members, who are so inclined, bully and defame vendors as well as individual unit owners to promote their own agendas. See CT case FST-CV10-6005949-S and interview the unit owners of my community to understand how being labeled "disgruntled" and bringing non-related matters into court, prevented justice. The secrecy here has now moved to a new level and unit owners' rights to entitled information are denied and board's slander and libel persist.

ENFORCEABLE LAWS – the aforementioned CT judicial case indicates that board deliberately failed to uphold the bylaws, state laws and court requirements. Why pass laws that only those with "deep pockets" can seek justice but may never get it since laws have no teeth?

There are no meeting minutes, no financials of any merit, no real budget or performance to budget provided, no specifics regarding major loan and previous assessment, On the other hand, there are now known to be four separate legal firms being paid from Association funds – specifically, \$6,753.50 was paid to three of these firms with checks dated between Oct 21 2011 and Nov 18 2011. Curiously, the "budget" presented to owners dated Nov 24 2011 provided for only \$2,400 in legal fees. (Our fiscal year runs from July 1 2011 thru June 30 2012 so not only is the budget late to owners but apparent "error" overlooked?) Reason enough to question but board will probably state that such documents are false – which was done in the past. There is so much more on the professional side but will not provide all here.

On the personal side: Association-responsible repairs to my condo unit (the exact same work provide to other units here) have been requested for years are ignored. Statement made some time ago by property manager was: "I do not have approval."

I am slandered and shouted down at meetings, libeled in printed documents sent to owners using Association funds, received perceived threatening letters from now board and another from Association attorney, endured lie after lie, even cyber bullied. Such immature and unprofessional conduct is disregarded by the ever silent majority here as they are "too busy" to be involved, too afraid lest they too "become a target", have had "favors" done by board, or simply do not care as they think being regarded

as “renters” is just a part of condo life. There is so much more but again, will not provide all of it here. Suffice it to say that I am continually urged to bring legal suit against the board.

Unless you have both owned and lived in a condo community such as this, you have little idea of what is endured by some unit owners. I would love to immediately sell my unit; even if there were a buyer, management has put obstacles in the way of its completion – such as failure to provide meeting minutes, financials, etc. to prospective buyer which may result in “no sale.”

It is overdue for the State of Connecticut to really listen to those condominium unit owners who dare to speak out – there are not many of us as indicated by my treatment described above – most owners fear board retaliation. Testimony of legal experts, association property managers, and those who profit from employment by such rogue boards and/or failures of law/legal system to protect owners should NOT override what is right and just for all citizens.

Thank you.